

**12 Coach House Boulevard, Woodend, Vic 3442**



**House For Sale**

Saturday, 27 April 2024

12 Coach House Boulevard, Woodend, Vic 3442

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Leanne Pearman



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**\$1,050,000 - \$1,125,000**

Perfectly positioned in a desirable leafy pocket of Woodend, walking distance to shops, cafes and V/Line train services is this lovely well-maintained and generously sized two storey home, ideal for larger families or those with teenagers who need easy access to transport and work opportunities, or couples who love spacious living. With four living areas, four bedrooms plus study/5th bedroom and three bathrooms, there is room for everyone to spread out and enjoy. A wide central hallway invites you in to the home, with the study at the front offering privacy to work from home, while the rest of the ground floor's many living spaces give options from intimate reading nooks, to a home theatre or rumpus, and for entertaining gatherings out on the covered alfresco deck, utilising the spacious open plan kitchen with huge stone island bench, stainless steel appliances and walk in pantry. Upstairs, the magnificent main bedroom is a spacious retreat, with sizeable walk in robe, luxurious spa bath and a private balcony offering views towards Mount Macedon. There's a large sitting room, three double bedrooms with built in robes and a stunning two-way bathroom. Further features include ducted natural gas heating and evaporative cooling, big laundry with external access, double integrated garage, colourful low maintenance established landscaping and secure rear courtyard garden area. With no large grounds to maintain, you can spend your weekends enjoying local events and sporting activities or forays into the nearby Macedon and Daylesford areas. This property offers an exceptional lifestyle opportunity for those wanting the comforts of a modern home close to transport, including an easy commute to Melbourne, shops and schools, offering low maintenance living while enjoying all the lifestyle benefits the surrounding Macedon Ranges have to offer.